



FROM THE BOARD

Greetings to the homeowners and residents of Waterleaf Falls! After nearly two years of being HOA president, there are some things that I have learned. One is, you cannot please everyone. The other is something on which we can all work. Everyone of us has potential for our neighborhood, ranging from being on the HOA board to simply reading the minutes, emails and newsletters to stay informed about what the HOA board is doing for you. The board and communication committee divulge all information to the HOA via multiple methods. Every board member over the last 2 years has worked as a group to contribute to the progression of OUR Waterleaf Falls. The list of contributions and accomplishments is a long one, and will be shared with everyone. We want you to know how hard we have worked.

Per the survey, It's great to see that 92.86% of people feel the board has been conducting themselves in an appropriate manner, and that there is nothing more to do to gain further respect. I know there have been several instances where I could have been more professional and/or done a better job at a task. This has been a great time of learning, but has also inspired me to want to do more for the community and city. I encourage everyone to understand what goes into being a board member and how much work we actually do. It would give you an appreciation for what we do as volunteers.

With the very first Survey Monkey poll sent in June 2016: only 79% of those who answered the poll were proud of living here. That number has jumped to 90%. I couldn't be happier, though I know there is still much work to do.

In the end, we can only be a great board with all homeowners assistance. If only 25% of those who answered this poll read the board meeting minutes, can you get an accurate representation of what the board is doing? We want your thoughts!

The HOA annual board meeting is coming up later this month, which is when we elect new board members. There are two board positions up for election. We invite everyone to attend to ask questions, voice concerns and offer suggestions. If you want to fill out an application to run for one of the two board positions, please email jim.Smitherman@goodwintx.com.

If you have questions, concerns or complaints, please let the board know as soon as it comes about. Please do not wait, as we want to keep everyone as happy as humanly possible. We are here for you. Also, as a reminder, if you do not hear from Goodwin Management Company within 48 hours of your message/question/request, please email the board. We will ensure you get a response quickly.

Sincerely,

Your Board

Eyad Almalood, Warren McEnulty, Lacy Goldberg, Tim Komazec, and Maureen Olson

WHAT'S HAPPENING MARCH 2018

- 01 HOA Meeting 6:30PM
@ Pool Pavilion
- 05 Trash & Compost
- 10 Blood Drive
- 12 Trash & Recycling
- 19 Trash & Compost
- 26 Trash & Recycling
- 31 Garage Sale

SAVE THE DATE

POOL OPENING BBQ & PARTY

Get ready, the pool season begins April 14th with a huge party in the park! A BBQ cook-off will be had, and the grand opening of our new, improved park!



NEWSLETTER ADVERTISING NOW AVAILABLE

REACH HUNDREDS OF HOMEOWNERS EVERY MONTH BY ADVERTISING IN THE WATERLEAF FALLS MONTHLY COMMUNITY NEWSLETTER!

If you're interested in advertising in this monthly community newsletter, send an email to waterleafboard@gmail.com for more information. Ads must be paid for in full before placement; there will be no credit holds. This newsletter is a representation of the HOA and the community, therefore ads must not contain offensive or adult content. Content is subject to HOA Board approval. Our deadline for artwork is the 10th of each month.

PRICING & SPECIFICATIONS

- Full Page: \$200 (7.5x10)
- Half Page: \$140 (7.5x4.75)
- Quarter Page: \$80 (3.5x4.75)
- Eighth Page: \$50 (3.5x2.125)

FILE TYPES

We can accept JPEG, PNG or PDF files via email only. We cannot accept GIFs, Word or Publisher documents or Powerpoint slides. Ads must be sent in the correct size and format or risk being rejected.

DEADLINES

Ad & payment are due to the HOA Board for processing and approval by the 10th of each month. Ads provided after the deadline are subject to a \$25 late fee. Ads provided after the 20th of the month may not be accepted.

POOL & PAVILION

IT'S ALMOST PARTY TIME!

Get ready, the pool season begins April 14th with a huge party in the park! A BBQ cook-off will be had, and the grand opening of our new, improved park! If your pool key was working in 2017, it should still be operational for 2018. If you need a pool key, please visit our website and follow the prompts to receive your key. Please email the board if you are interested in joining the pool or social committees.



ELECTION POLICY AND PROCEDURES

Pursuant to the provisions of amendments to the Texas Property Code, the Board of Directors of the Association adopts this Policy to be effective the 1st day of September 2011. This Policy shall be recorded in the Official Public Records of Hays County, Texas and shall continue in effect until superseded or revoked by subsequent written instrument filed of record.

The Legislature has amended the requirements for the holding of elections by Property Owners Associations and the procedures for voting on issues presented to the members of such Associations. The purpose of this policy is to clarify the requirements for such election and voting. In the event of conflict between this Policy and applicable law, it is the intent of the Association that applicable law shall control.

Qualifications of Board Members: Any member of the Association may run for a place on the Board of Directors or serve as Director except a person who has been convicted of a felony or crime involving moral turpitude who shall be permanently ineligible to serve as a Director. Evidence of such a conviction must be established by written, documented evidence from records maintained by a governmental law enforcement authority.

The fact that a person is delinquent in the payment of monies owed to the Association or is currently in violation of a restrictive covenant applicable to members of the Association shall not be a bar to running/or or service on the Board a/Directors of the Association.

Voting Procedures: The fact that any Member of the Association is delinquent in the payment of monies owed to the Association or is currently in violation of a restrictive covenant applicable to members of the Association shall not disqualify the Member from voting on any matter submitted to the Members of the Association.

Voting rights of a Member of the Association may be exercised in the following ways:

- (1) In person or by proxy at a meeting of the POA;
- (2) By absentee ballot in the manner provided by applicable law. The Association shall provide an absentee ballot which contains each proposed action and provides for a vote for or against each proposed action. The casting of an absentee ballot may be limited because if there are amendments to a proposed ballot item the absentee ballot will not be counted on the final vote on the measure;

Visit waterleaffalls.com/corporate-documents/ and click "Legislative Policies" to view the complete text.



FEBRUARY YARD OF THE MONTH

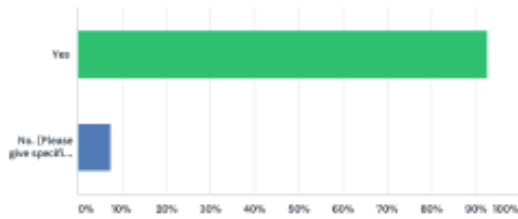
Congratulations to 160 Quinton Cv

2ND PLACE: 125 Apricot
3RD PLACE: 113 Apricot

SURVEY MONKEY RESULTS

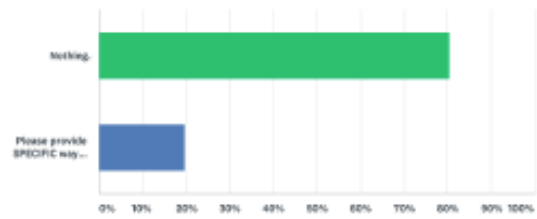
Q1 Are you satisfied with the way toe HOA board has conducted themselves during board meetings, on social media and in person?

Answered: 138 Skipped: 0



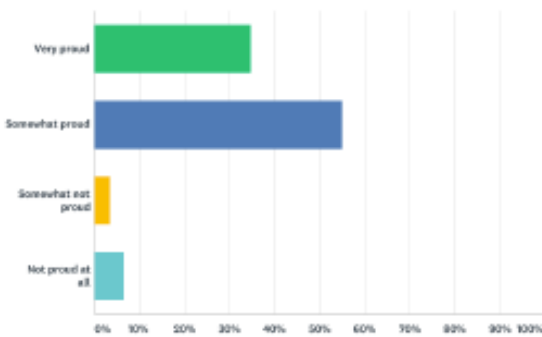
Q2 What SPECIFIC items does the board need to do to earn your trust/satisfaction?

Answered: 138 Skipped: 0



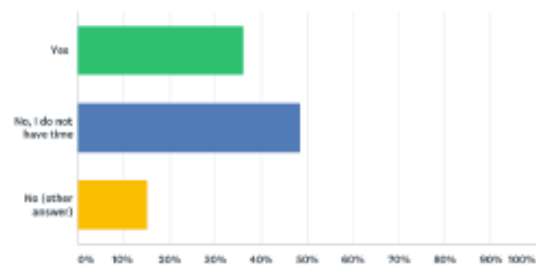
Q3 How proud are you to live in Waterleaf Falls?

Answered: 138 Skipped: 0



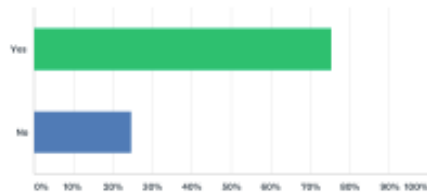
Q4 With social events going smoothly and creating an all-inclusive atmosphere, are you now more amenable to going to or volunteering for social events?

Answered: 138 Skipped: 0



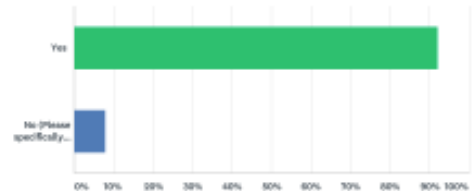
Q5 The monthly board meeting minutes are now posted within 4 days of the meeting. This is the quickest turnaround thus far. Are you reading the minutes?

Answered: 138 Skipped: 0



Q6 Do you feel informed? The board dispenses communication through 2 Facebook pages (Waterleaf Falls HOA Information page and Waterleaf Falls Official Discussion group), the board meeting minutes, informative emails and the monthly newsletters.

Answered: 138 Skipped: 0



YOUR HOA BOARD



Board Members

WaterleafBoard@gmail.com

Tim Komazec, Eyad Almalood, Lacy Goldberg, Warren McEnulty & Maureen Olson

Pool & Pavilion Committee

WaterleafPool.Pavilion@gmail.com

Jaydon Pollei & Cara Pollei

Communication Committee

WaterleafCommunication@gmail.com

WaterleafNewsletter@gmail.com

Brandy Cohen, Jude Gonzales, Sara Gonzales & Carolyn McLane

Social Committee

WaterleafSocial@gmail.com

We're always looking for neighbors to lend a hand and help organize or volunteer at events - reach out if this sounds like something you'd like to help with!

JANUARY FINANCIALS

Financial Check-In

The park overhaul has been completely paid for and we are still in a financially healthy state. At the end of January, we see nothing out of the ordinary for us.

We are focusing our effort on park completion and some required maintenance for the pool area so we can enjoy the upcoming pool season! As always, the board reviews multiple bids for every project.



THE NEXT HOA MEETING

THURS., MAR. 1, 2018 | 6:30PM | THE PARK PAVILION

Everyone is welcome and encouraged to join.

**WATERLEAF HOME
OWNERS ASSOCIATION**

C/O Goodwin Management, Inc.
11149 Research Blvd., Suite 100
Austin, Texas 78759

TO OUR NEIGHBOR:



IN THIS ISSUE



MARCH 2018

- March Letter from the Board
 - March Event Calendar
- Save the Date: Pool Opening Party
 - Election Policies & Procedures
- February Yard of the Month Winner
 - Survey Monkey Results
 - January 2018 Financials
 - Pool Committee Update
 - Next HOA Meeting